



**QUICK & CLARKE**  
The Property Specialists

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**7 Aspen Way, Beverley HU17 7SZ**  
**£325,000**



- Beautiful, spacious family house
- Largest 3 bed design on development
- Two reception rooms plus kitchen & utility
- Three double bedrooms
- Generous rear garden
- Off-street parking
- Garage
- Molescroft primary school catchment
- No Chain
- EPC: B

A superb three bedroom family house offering the flexibility of having two separate reception rooms plus a kitchen, cloakroom and utility room to the ground floor.

With a spacious rear garden, off-street parking and garage, the property also has the benefit of a principal bedroom with en-suite shower room, two further double bedrooms and modern and well looked after fittings throughout. There are 5 years remaining on the NHBC guarantee.

Light, bright and attractively situated on this sought after and recently constructed development in Molescroft with its own playground and in the catchment area of the highly desirable Molescroft Primary School, the property also lies conveniently close to Longcroft Secondary School.

Offered For Sale with No Onward Chain

#### LOCATION

The property is located on Aspen Way which is accessed off Mulberry Avenue on this sought after and recently constructed development (2016) in Molescroft. Situated on the North of the development the property has the benefit of not being overlooked from the rear. There is convenient access to the town centre via Molescroft Road/New Walk (approx. 1 mile).

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

19'7" x 4'8" (5.97m x 1.42m)  
Composite front door with spy hole and window above, inset mat well, storage cupboard and stairs to the first floor with further storage cupboard under.

##### CLOAKROOM

Two piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and porcelain tiled floor.

##### LIVING ROOM

18'4" x 11'1" (5.59m x 3.38m)  
A very well proportioned room with French windows opening onto the rear garden and walk-in bay window to the front elevation.

##### DINING ROOM/SITTING ROOM

12' x 9' (3.66m x 2.74m)  
Offering the flexibility of having a second reception room and with French doors opening onto the garden.

##### KITCHEN

11'9" x 9' (3.58m x 2.74m)  
A modern fitted kitchen with a generous range of wall and base storage units with gloss white fronts and contrasting laminate work surfaces, five ring stainless steel gas hob with stainless steel splashback and matching canopy extractor over, integrated oven, grill, dishwasher, fridge and freezer, one and a half bowl stainless steel sink and drainer, porcelain tiled floor and window to the front elevation.

##### UTILITY ROOM

6'3" x 4'5" (1.91m x 1.35m)  
Base storage units to match those of the kitchen, stainless steel sink and drainer, space and plumbing for washing machine and composite door opening out onto the rear garden.

##### FIRST FLOOR

##### LANDING

Window to the front elevation and airing cupboard housing the hot water tank.

##### PRINCIPAL BEDROOM

12'5" x 10'4" (3.78m x 3.15m)  
Window to the front elevation.

##### EN-SUITE BATHROOM

5'11" x 5'8" (1.80m x 1.73m)  
Three piece sanitary suite comprising corner shower, pedestal hand wash basin, close coupled w.c., partially tiled walls and tiled floor. Window to the front elevation.

##### BEDROOM 2

9'11" x 9'1" (3.02m x 2.77m)  
Window to the front elevation.

##### BEDROOM 3

9' x 8'11" (2.74m x 2.72m)  
Window to the rear elevation.

##### BATHROOM

6'11" x 5'6" (2.11m x 1.68m)  
Three piece modern sanitary suite comprising panelled bath, low level w.c., pedestal hand wash basin, partially tiled walls, fully tiled floor and window to the rear elevation.

##### OUTSIDE

##### GARAGE

17'11" x 8'5" (5.46m x 2.57m)  
Up-and-over door. Supplied with light and power.

##### FRONT GARDEN

The property is set back from the road with an open plan lawned garden in keeping with the development. A tarmac drive to the side of the property provides ample parking for at least two cars.

##### REAR GARDEN

Of a generous size and not overlooked from the rear, the garden is largely lawned and with a shed for storage and patio seating area adjacent to the rear of the house.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

##### TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

##### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide

you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)

##### EPC RATING

For full details of the EPC rating of this property please contact our office.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021.

VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.